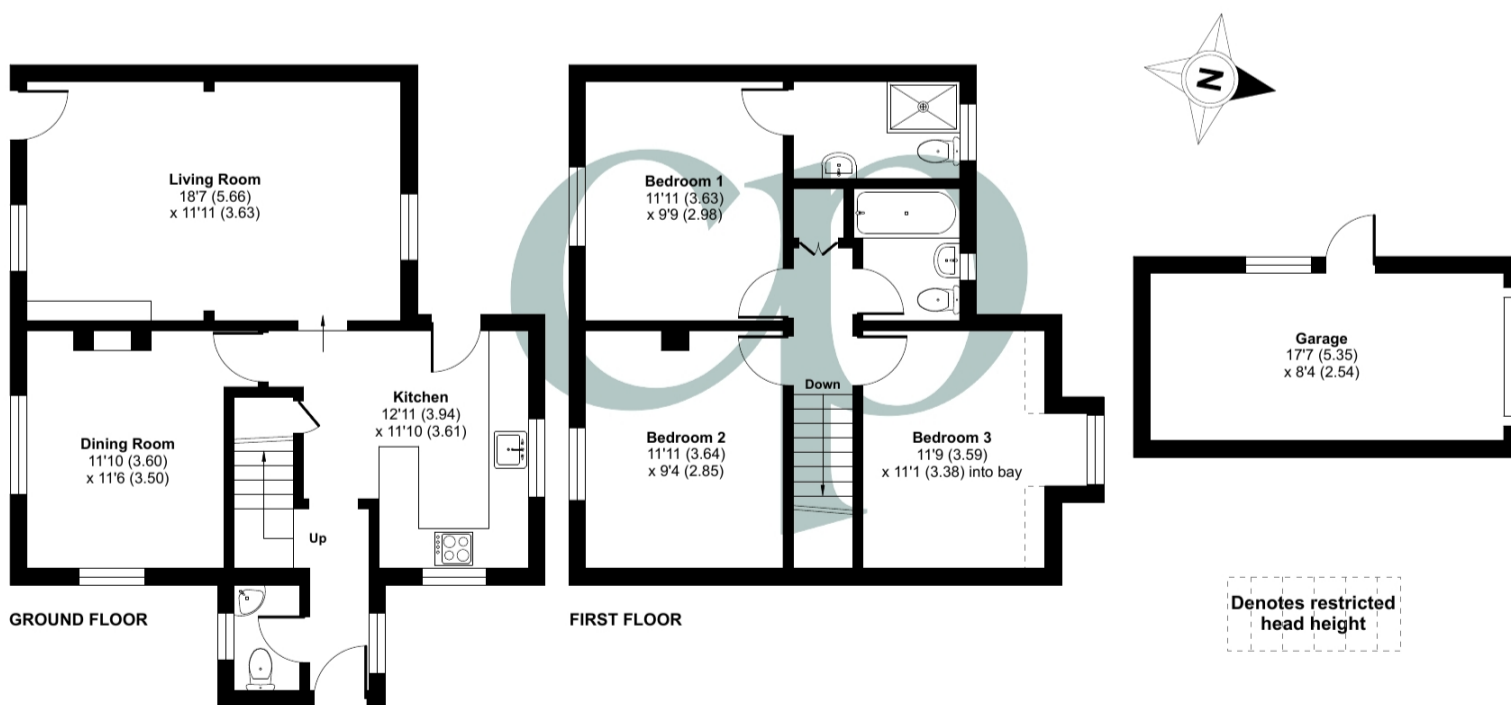




8, Bury Road
Shillington, Hitchin,
Bedfordshire, SG5 3NU
Offers in Excess of £525,000

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Approximate Area = 1064 sq ft / 98.8 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1218 sq ft / 113 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1283267

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

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This charming 3 bedroom semi detached home oozing with character and charm and still has further scope to extend or adapt the current layout (subject to the necessary consents). The property has a garage and off road parking for 1 car and is located within the popular village of Shillington a short stroll to local schooling and a short drive to Hitchin with train links into the city.

- Beautifully presented – a credit to the current owner- Just move in!
- Oozing character and charm with exposed beams, latch doors and exposed brickwork
- Downstais cloakroom and upstairs family bathroom
- Stylish kitchen and separate dining room
- Dual aspect 18ft living room
- 3 well proportioned bedroom, bedroom 1 with en suite
- Village location close to local schooling, countryside walk, convenience store/post office, social club and 2 village pubs
- Landscaped rear garden – a great space for entertaining and alfresco dining

Ground Floor

Living Room

11' 11" x 18' 7" (3.63m x 5.66m) Enter via double glazed door into living room. Dual aspect windows to front and rear. Brick chimney with stone surround (currently not in operation). Exposed beams. 2 Radiators. Wood effect flooring. Step up into

Kitchen

11' 10" x 12' 11" (3.61m x 3.94m) Dual aspect double glazed window to rear and side. Range of shaker style wall and base units with sold wood worksurfaces over. Electric Smeg oven and induction hob. Integrated Zanussi washing machine. Integrated Bosch dishwasher. Space for fridge freezer. Pull out recycling bins. Quarry floor tiles. Radiator. Feature ornate tiling. Worcester gas boiler housed in cupboard. Double glazed door to courtyard garden. Opening into inner lobby, latch door into Dining room.

Inner Lobby

Double glazed door to side. Double glazed window to rear. Quarry floor tiles. Radiator. Stairs rising to first floor.

Dining Room

11' 6" x 11' 10" (3.51m x 3.61m) Dual aspect double glazed window to front and side. Brick built feature fireplace. Exposed ceiling beams. Under stair storage cupboard.

Cloakroom

Obscure double glazed window to front. Wash hand basin, wc. Quarry floor tiles. Radiator.



First Floor

Landing

Double glazed window to side. Access to loft. Latch doors to Bedroom 2 and 3. Step down to Bedroom 1 and family bathroom. Airing cupboard.

Bedroom 1

9' 9" x 11' 11" (2.97m x 3.63m) Double glazed window to front with bespoke fitted shutters. Exposed beams. Radiator. Door into en-suite

En-suite

Obscure double glazed window to rear. Three piece suite comprising double shower cubicle fitted with rainfall shower, wash hand basin with vanity under, wc. Heated towel rail. Exposed beam. Tiled flooring.

Bedroom 2

9' 4" x 11' 11" (2.84m x 3.63m) Double glazed window to front with bespoke fitted shutters. Exposed brick chimney breast. Radiator.

Bedroom 3

11' 1" x 11' 9" (3.38m (into bay x 3.58m) Double glazed window to rear. Solid wood fitted desk. Radiator.

Family Bathroom

Obscure double glazed window to rear. Three piece suite comprising panel enclosed bath with shower attachment. Pedestal wash hand basin, wc. Exposed beams. Radiator.

Outside

Rear Garden

Landscaped with decorative stones and stepping stones leading to single garage. Gated access to driveway. Raised lawn area with sleeper beds laid to mature shrubs. Step up to further lawn area and paved patio area. Pathway leading to further courtyard area with wooden storage shed (to remain). Gated access to front.

Front Garden

Gated access from Bury Road . Mainly laid to lawn with paved pathway leading to front door. Electric socket.

Single Garage

8' 4" x 17' 7" (2.54m x 5.36m) Double glazed window to rear garden. Up and over door. Power and light. Personal door to garden. Driveway providing off road parking for 1 car in front of garage.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

